

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 3, 2010

Session 10-16, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Minsch at 7:03 p.m. on November 3, 2010 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, DOLMA, HIGHLAND, KRANICH, MINSCH, VENUTI

ABSENT: COMMISSIONER DRUHOT

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK JACOBSEN

APPROVAL OF AGENDA

The agenda was approved by consensus of the Commission.

PUBLIC COMMENT

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

There were no public comments.

RECONSIDERATION

There were no items scheduled for reconsideration.

ADOPTION OF CONSENT AGENDA

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

1. Approval of the October 6 and 20 , 2010 Minutes

The Consent Agenda was approved by consensus of the Commission.

PRESENTATIONS

There were no presentations scheduled.

REPORTS

- A. Staff Report PL 10-106, City Planner's Report

City Planner Abboud reviewed his staff report.

PUBLIC HEARINGS

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

- A. Staff Report PL 10-99, Draft Subdivision Code Amendment

City Planner Abboud reviewed the staff report.

Chair Minsch opened the public hearing. There were no public comments and the public hearing was closed.

BOS/VENUTI MOVED TO MOVE THE SUBDIVISION CODE AMENDMENT TO THE CITY COUNCIL.

There was discussion about easements for trails, the requirements for development, and the Non Motorized Transportation and Trails Plan. It was pointed out that this ordinance addresses the dedicating of the easement in subdivision but at this time not requiring the trails to be built.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- B. Staff Report PL 10-103, A Request for Exclusion from the Regulations of the Bridge Creek Watershed Protection District at Lot 6 Eker Estates, 5620 Easy Street on the NE Corner of Easy Street and Skyline Dr.

City Planner Abboud reviewed the staff report and referenced the location on the aerial photo.

Joe Carter, applicant, was available to answer questions.

Chair Minsch opened the public hearing. There were no public comments and the public hearing was closed.

HIGHLAND/DOLMA MOVED TO ADOPT STAFF REPORT PL 10-103, A REQUEST FOR EXCLUSION FROM THE REGULATIONS OF THE BRIDGE CREEK WATERSHED PROTECTION DISTRICT AT LOT 6 EKER ESTATES, 5620 EASY STREET ON THE NE CORNER OF EASY STREET AND SKYLINE DRIVE WITH STAFF RECOMMENDATIONS AND FINDINGS.

There was discussion that the location and topography of the lot is such that the surface water flows away from the lot. This lot and other lots with the same circumstances shouldn't have been included in the water shed district.

Other Commissioner's expressed opposition. Commissioner Bos questioned who would assume the liability if approval of this type of action resulted in watershed contamination. Chair Minsch strongly argued issues with subsurface water and the inability to know how it flows.

Commissioner Kranich pointed out that the code outlines the requirements for exempting a lot and the Commission can't hold to a standard that isn't outlined in code.

VOTE: YES: BOS, HIGHLAND, VENUTI, KRANICH, DOLMA
NO: MINSCH

Motion carried.

PLAT CONSIDERATION

There were no plats for consideration.

PENDING BUSINESS

A. Staff Report PL 10-107, Draft Steep Slope Ordinance

Chair Minsch called for a break at 8:03 p.m. and resumed at 8:09 p.m.

City Planner Abboud reviewed the amendments.

HIGHLAND/BOS MOVED TO DISCUSS AND MAKE RECOMMENDATIONS.

There was no opposition expressed and discussion ensued.

The Commission briefly discussed that the amendments and agreed that this draft is clearer.

KRANICH/BOS MOVED TO FORWARD THE AMENDED DRAFT STEEP SLOPE ORDINANCE TO CITY COUNCIL FOR PUBLIC HEARING AND APPROVAL.

There was brief discussion that the amendments made after the public hearing were for clarification and not substantive. Another public hearing at the Commission level is not needed.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL 10-105, Proposed Sign Code Changes

KRANICH/BOS MOVED TO ADDRESS THE SIGN CODE CHANGES AT A WORKSESSION.

There was brief discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

C. Staff Report PL 10-96, Draft Zoning Enforcement Ordinance (Outdoor Storage)

HIGHLAND/BOS MOVED TO BRING THIS TO THE FLOOR FOR DISCUSSION AND RECOMMENDATION.

There was no objection expressed and discussion ensued.

Commissioner Bos expressed his desire for this to be something that will give property owners an opportunity to succeed in cleaning up their property. He cited some examples that he has seen elsewhere.

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Commissioner Dolma expressed that the restrictions for poultry should be less restrictive in the Rural Residential district.

Commissioner Highland addressed issues in Commercial districts that should be further addressed.

There was also brief discussion of boats and commercial fishing equipment.

HIGHLAND/BOS MOVED TO TAKE THIS TO A WORKSESSION FOR FURTHER DISCUSSION.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

NEW BUSINESS

A. Staff Report PL 10-104, East End Mixed Use District

City Planner Abboud reviewed staff report.

The Commission gave their feedback to the City Planner and agreed to address this further in a worksession.

B. Staff Report PL 10-108, 2011 Meeting Schedule

MINSCH/ BOS MOVED TO APPROVE THE 2011 MEETING SCHEDULE.

HIGHLAND/BOS MOVED TO CANCEL THE SECOND MEETING IN NOVEMBER.

The Commission considered whether to cancel the second meeting in November or leave it as schedule and can cancel it if their workload allows.

VOTE: YES: HIGHLAND, VENUTI

NO: MINSCH, KRANICH, BOS, DOLMA

There was no further discussion on the main motion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

INFORMATIONAL MATERIALS

A. City Manager's Report

B. "You'll Wish You Were Here," Magazine Article Provided by Commissioner Highland

There was no discussion of informational items.

COMMENTS OF THE AUDIENCE

Members of the audience may address the Commission on any subject. (3 minute time limit)

There were no audience comments.

COMMENTS OF STAFF

City Planner Abboud brought up the Spit Comprehensive Plan. The Commission agreed to have discussion at a Worksession on November 17 at 5:30 p.m. to look at the comments that have come in before their public hearing.

COMMENTS OF THE COMMISSION

Commissioners Dolma, Venuti, Bos, and Highland had no comment.

Chair Minsch expressed her dissatisfaction with the action on the exemption of the lot in the Bridge Creek Watershed District. She asked staff to bring back the exemption code for the Commission to discuss. Because of her real estate background she had knowledge about a fuel spill on the property that the applicant didn't bring up and she couldn't do anything about. She wants the Commission to understand why it is important to consider more than just surface water and have discussion about exemptions.

Commissioner Kranich commended the new Commissioners for their progress and for getting involved in discussion. He is pleased with the work they are doing.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 9:15 p.m. The next regular meeting is scheduled for December 1, 2010 at 7:00 p.m. in the City Hall Cowles Council Chambers. There is a worksession at 5:30 p.m. prior to the meeting. There is a worksession scheduled for November 17, 2010 at 5:30 p.m. in the Conference Room.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____